

**CERTIFICATE OF DEDICATION**

State of Wyoming  
County of Park

We, the undersigned, do hereby certify that we are the owners and proprietors of a tract of land located within the 12 1/4 and 12 1/2 ACRES, Section 24 T. 53 N., R. 101 W., of the 2 1/2 ACRES, Wyoming according to the Original Government Survey and now included within Tract 70 according to the Government Survey, more particularly described as follows:

Beginning at the witness corner for the North 1/4 corner of said tract 70, located 5 01' 15" E 100.00 feet from the said North 1/4 corner; thence parallel to the north line of said tract 70, 5 01' 15" E for 422.50 feet; thence S 01' 31" E for 112.50 feet; thence S 10' 31" E for 484.00 feet; thence N 89' 52" E for 298.18 feet; thence N 10' 30" E for 374.90 feet; thence N 67' 26" E for 74.28 feet; thence N 70' 31" E for 194.99 feet; thence N 65' 34" E for 142.68 feet; thence N 50' 00" E for 82.63 feet; thence N 62' 57" E for 229.71 feet; thence N 52' 43" E for 104.10 feet; thence N 52' 43" E for 205.59 feet; thence N 20' 28" E for 246.52 feet; thence N 01' 53" E for 212.22 feet; thence parallel to the north line of said tract 70, 5 01' 30" E for 1005.75 feet more or less to the point of beginning, containing within the said bounds 22.91 acres more or less.

The above described tract of land being all of blocks 1, 2, 4 and 5 of the Sandys Subdivision and these streets within said subdivision created by resolution of the Park County Commissioners and recorded in book 1, page 613, of the "Commissioners' Record," filed in the Park County Clerk's Office.

That we have caused said described tract of land to be surveyed and plotted as shown herein, that the above described or foregoing subdivision as appears on this plat is with the true content and in accordance with the object of the undersigned owners and proprietors and shall be known as the Kinder Subdivision, and that we hereby dedicate and set apart the streets as shown herein to the use of the general public forever.

We hereby release and relinquish all rights of homestead.

In witness whereof, we have hereunto set our hands this 2nd day of December, 1968, and this 12th day of March, 1969.

*James C. Kinder*  
James C. Kinder  
Eula J. Kinder

11.11.44.44

**CERTIFICATE OF SURVEYOR**

I, Donald J. Livingston of Cook, Wyoming hereby certify that on September 9 and 10, 1968 the Kinder Subdivision was surveyed under my direction and is correctly described in the Certificate of Dedication, that the same is correctly shown on the plat which is drawn to the scale indicated. Dimensions are given in feet and decimals and any surplus or deficiency existing is distributed uniformly in proportion to the plat dimensions.

By *Donald J. Livingston*  
Donald J. Livingston  
Surveyor

State of Wyoming  
County of Park

The foregoing instrument was acknowledged by James C. Kinder before me, Notary Public, on the 10th day of March, 1969.

By Commission Expires 30 Oct., 1972

State of Wyoming  
County of Albany

The foregoing instrument was acknowledged by Eula J. Kinder before me, Notary Public, on the 12th day of March, 1969.

By Commission Expires

**APPROVALS**

Approved this 2nd day of April 1969  
by the City Council of the City of Cook, Wyoming.

By: *Henry J. Peterson*  
Mayor

Attest: *Eva E. Larson*  
City Clerk

Approved this 2nd day of April 1969  
by the Commissioners of Park County, Wyoming subject to the provisions of Section 5 of the Park County policy on the approval of Subdivision and Tract Plat as adopted on August 2, 1962.

By: *Brian Steigman*  
Chairman

Attest: *Eva E. Larson*  
County Clerk

Wyoming Registration No. 647  
Filed for record  
9 April 1969 @ 11:28 A.M.  
Donk C. Page 49  
Eva E. Larson  
County Clerk

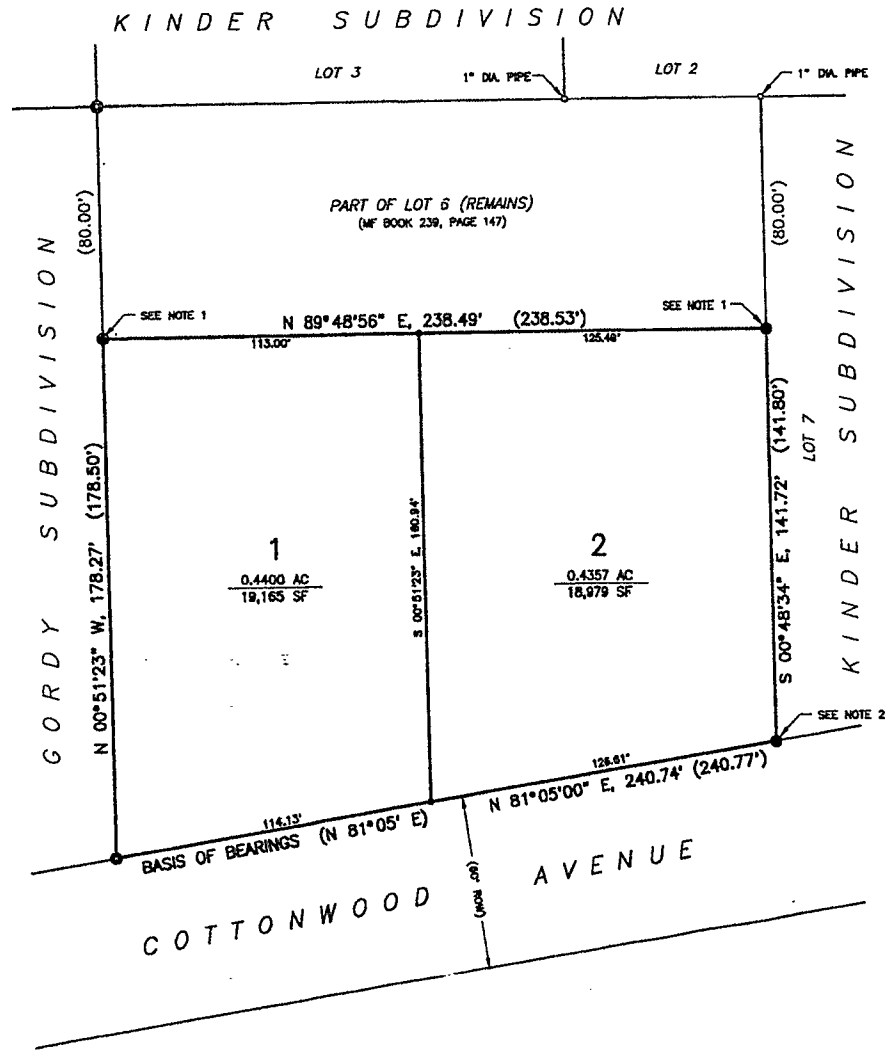
**PLAT SHOWING:  
KINDER SUBDIVISION**

TRACT 70, T. 53 N., R. 101 W.  
PARK COUNTY, WYOMING

Livingston Engineering Cook, Wyoming  
Consulting Civil Engineers & Land Surveyors  
September 1968 Job No. 6892

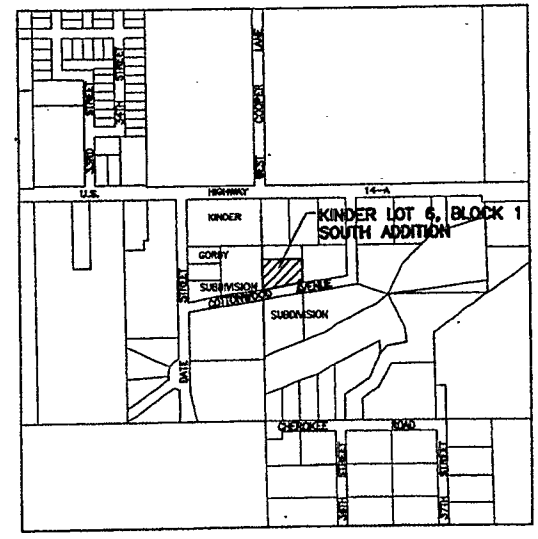
**LEGEND**

- FOUND 2" DIA. (O.D.) CONCRETE FILLED IRON PIPE WITH BRASS SCREW
- FOUND OTHER CORNER MONUMENTS AS NOTED.
- SET STANDARD NOMINAL 3" DIA. BRASS CAP ON 2" DIA. STEEL PIPE UNLESS OTHERWISE NOTED.
- SET 2" DIA. ALUMINUM CAP ON 5/8" DIA. STEEL BAR UNLESS OTHERWISE NOTED.
- ( ) RECORD SURVEY AND DEED DATA IN PARENTHESES.
- ADDITION BOUNDARY.



**NOTES**

1. REMOVE AND REPLACE 2" DIA. ALUMINUM CAP.
2. REMOVE AND REPLACE 1" DIA. (O.D.) IRON PIPE.
3. THESE LANDS MAY NOT BE FURTHER DIVIDED WITHOUT THE APPROVAL OF THE CITY COUNCIL OF THE CITY OF CODY, WYOMING.
4. THESE LANDS MAY BE SUBJECT TO A RIGHT-OF-WAY FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, NECESSARY OR DESIRABLE APPURTENANCES AND INGRESS AND EGRESS IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, A CORPORATION, AND ITS SUCCESSORS AND ASSIGNS AS DESCRIBED IN THAT INSTRUMENT RECORDED IN SAID CLERK'S OFFICE IN BOOK 343 AT PAGE 279.
5. THERE ARE SURFACE WATER RIGHTS ATTACHED TO THESE LANDS WHICH SHALL BE ADDRESSED IN ACCORDANCE WITH STATE STATUTES AND CITY ORDINANCES AS ARE APPLICABLE. SUBSEQUENT CONNECTION TO THE CITY OF CODY RAW WATER SYSTEM IS NOT ASSURED AT THIS TIME AND WILL BE AT THE SOLE EXPENSE OF THE LOT OWNERS UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL OF THE CITY OF CODY, WYOMING.
6. SURFACE DRAINAGE IS NOT CONNECTED TO AN EXISTING STORM SEWER SYSTEM. A SITE PLAN ADDRESSING SURFACE WATER DRAINAGE IS REQUIRED FOR ISSUANCE OF A BUILDING PERMIT BY THE CITY OF CODY PRIOR TO FURTHER DEVELOPMENT OF EITHER LOT 1 OR LOT 2 AS SHOWN HEREON.



**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } SS.  
COUNTY OF PARK }

I, KEVIN D. JONES, OF CODY, WYOMING, HEREBY CERTIFY THAT THIS PLAT OF "KINDER LOT 6, BLOCK 1 SOUTH ADDITION" WAS PREPARED FROM NOTES TAKEN DURING ACTUAL SURVEYS PERFORMED UNDER MY DIRECTION BY OTHERS FROM JANUARY 1987 THROUGH MARCH 1997; THAT IT CORRECTLY AND ACCURATELY REPRESENTS SAID ADDITION AS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT SAID ADDITION HAS BEEN SURVEYED INTO LOTS, THE BEARINGS OF WHICH ARE REPRESENTED BY DEGREES, MINUTES AND SECONDS OF ARC, AND THE DIMENSIONS OF WHICH ARE REPRESENTED BY FEET AND DECIMALS OF A FOOT; THAT ALL ELEMENTS OF SAID ADDITION CLOSE TO A MINIMUM SURVEY ACCURACY OF ONE PART IN FIVE THOUSAND; AND THAT ALL BOUNDARY AND LOT CORNERS ARE MARKED WITH APPROPRIATE MONUMENTS WHICH WERE ACTUALLY SET OR RECOVERED AS DESCRIBED HEREON.

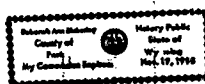


STATE OF WYOMING } SS.  
COUNTY OF PARK }

THE FOREGOING CERTIFICATE OF SURVEYOR WAS ACKNOWLEDGED BEFORE ME BY KEVIN D. JONES THIS 15 DAY OF March, 1997. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES November 19, 1998.

*Deborah Ann Blakely*  
NOTARY PUBLIC



**PLANNING AND ZONING COMMISSION RECOMMENDATION**

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION OF CODY, WYOMING ON THE 25TH DAY OF FEBRUARY, 1997.

BY: *Larry S. Johnson*      LARRY S. JOHNSON, CHAIRMAN      ATTEST: *Jay W. Brown*      JAY W. BROWN, SECRETARY

**CITY COUNCIL APPROVAL**

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF CODY, WYOMING ON THE 30 DAY OF MARCH, 1997.

BY: *Jack T. Skates*      JACK T. SKATES, MAYOR      ATTEST: *Jay W. Brown*      JAY W. BROWN, CLERK

**CERTIFICATE OF OWNER**

STATE OF WYOMING } SS.  
COUNTY OF PARK }

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO LOTS, TO BE KNOWN AS "KINDER LOT 6, BLOCK 1 SOUTH ADDITION"; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT CERTIFICATES OF JOINDER FROM OTHER INTERESTED PARTIES AS MAY BE REQUIRED ARE TO BE RECORDED SEPARATELY; THAT WE HEREBY DEDICATE THOSE EASEMENTS LABELED HEREON, IF ANY, FOR THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

*Joseph E. Weaver*      *Grace Ann Weaver*  
JOSEPH E. WEAVER      GRACE ANN WEAVER

STATE OF WYOMING } SS.  
COUNTY OF PARK }

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY JOSEPH E. WEAVER AND GRACE ANN WEAVER THIS 13 DAY OF March, 1997. WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES November 19, 1998.

*Deborah Ann Blakely*  
NOTARY PUBLIC



**DESCRIPTION OF LANDS**

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4NE1/4) OF TRACT 70, RESURVEY TOWNSHIP 53 NORTH, RANGE 101 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CODY, COUNTY OF PARK, STATE OF WYOMING, PREVIOUSLY KNOWN AS SAID NW1/4NE1/4 OF SECTION 34 ACCORDING TO THE ORIGINAL GOVERNMENT SURVEY PLAT OF SAID TOWNSHIP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6 OF BLOCK 1 OF THE KINDER SUBDIVISION AS SAID SUBDIVISION IS PLATTED AND FILED IN THE OFFICE OF THE PARK COUNTY CLERK AS RECEPTION NUMBER 129894 IN PLAT CABINET C AT PAGE 49, EXCEPTING THEREFROM THE NORTH 80.00' THEREOF AS DESCRIBED IN THAT INSTRUMENT RECORDED IN SAID CLERK'S OFFICE IN MICROFILM BOOK 239 AT PAGE 147;

SAID PART OF LOT 6, BLOCK 1 CONTAINING 38,145 SQUARE FEET OR 0.8757 ACRE, MORE OR LESS.

**FILING RECORD**

THIS PLAT WAS RECORDED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AS DOCUMENT NUMBER 1997-1348 AT 8:45 O'CLOCK A.M. ON THIS 14 DAY OF March, 1997 AND FILED IN PLAT CABINET E AT PAGE 166.

MARIE FONTAINE, PARK COUNTY CLERK

BY: *Larry S. Skates*      LARRY S. SKATES, DEPUTY

**KINDER LOT 6, BLOCK 1 SOUTH ADDITION**

TO THE CITY OF CODY, WYOMING

BEING

A SUBDIVISION OF PART OF LOT 6, BLOCK 1, OF KINDER SUBDIVISION,

LOCATED IN

THE NW1/4NE1/4 OF TRACT 70, RESURVEY T. 53 N., R. 101 W., 6TH P.M., IN THE CITY OF CODY, PARK COUNTY, WYOMING

PREPARED BY: ENGINEERING ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
P.O. BOX 1900  
CODY, WYOMING 82414

